

## **ORDINANCE NO. 2007-37**

**AN ORDINANCE**, of the City of Wenatchee, Washington, adopting the Sunnyslope sub-area plan and establishing an effective date.

### **THE CITY COUNCIL OF THE CITY OF WENATCHEE**

**FINDS** as follows:

1. The City of Wenatchee did, in Ordinance No. 2007-07, passed April 26, 2007, adopt a comprehensive plan meeting the requirements of Chapter 36.70A RCW.
2. The City of Wenatchee comprehensive plan provided for the subsequent adoption of the Sunnyslope sub-area plan.
3. The Sunnyslope sub-area plan was prepared by Chelan County in conjunction of the City of Wenatchee, other public agencies, a citizen advisory council, and participation of Sunnyslope residents and the public at large.
4. A comprehensive planning process was conducted including visioning, workshops, meetings and hearings which were duly advertised.
5. In accordance with the State Environmental Policy Act a draft Supplemental Environmental Impact Statement was duly prepared and circulated for public and agency review as part of the plan document on August 3, 2007.
6. A copy of the Sunnyslope sub-area plan was provided to the Washington State Department of Community, Trade and Economic Development at least sixty (60) days prior to the adoption of this ordinance on August 3, 2007.

7. The Sunnyslope area is within the City of Wenatchee urban growth area and this Sunnyslope sub-area plan is intended to implement the City of Wenatchee's comprehensive plan on the Sunnyslope area.

8. The City Council finds that adoption of the Sunnyslope sub-area plan will promote the public health, safety and general welfare of the citizens of Wenatchee, and that the adoption of this ordinance serves the public interest.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, as follows:**

#### **SECTION I**

The Sunnyslope sub-area plan attached hereto as Exhibit "A" and incorporated herein by this reference shall be and hereby is approved and adopted in its entirety.

#### **SECTION II**

As required by RCW 36.70A.106(2), a complete and accurate copy of this ordinance shall be transmitted to the State of Washington, Department of Community, Trade and Economic Development within ten (10) days of final adoption.

#### **SECTION III**

Upon the effective date of this ordinance, the Sunnyslope sub-area plan shall be incorporated by reference and adopted within the Wenatchee Comprehensive Plan.

#### **SECTION IV**

In the event any one or more of the provisions of this ordinance shall for any reason be held to be invalid, such invalidity shall not affect or invalidate any other

provision of this ordinance, but this ordinance shall be construed and enforced as if such invalid provision had not been contained therein; provided, that any provision which shall for any reason be held invalid shall be in effect to the extent permitted by law.

#### SECTION IV

This Ordinance shall be in full force and effect thirty (30) days following publication of the summary hereof consisting of the title.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE  
at a regular meeting thereof this 12 day of Oct, 2007.

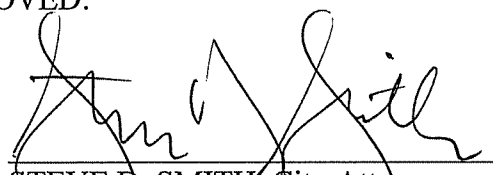
CITY OF WENATCHEE, a Municipal Corporation

By:   
DENNIS JOHNSON, Mayor

ATTEST:

By:   
VICKI REISTER, City Clerk

APPROVED:

By:   
STEVE D. SMITH, City Attorney



DEPARTMENT OF COMMUNITY DEVELOPMENT

25 N. Worthen  
P.O.Box 519  
Wenatchee, WA 98807-0519

Planning Division (509) 664-3391  
Building Division (509) 664-3370  
FAX (509) 664-5986

October 26, 2007

John Guenther, Director  
Chelan County Community Development  
316 Washington Street, Suite 301  
Wenatchee, WA 98801

William Grimes, Principal  
Studio Cascade, Inc.  
114 W Pacific Avenue, Suite 200  
Spokane, WA 99201

RE: Sunnyslope Sub Area Plan

As you may be aware, the Wenatchee City Council passed Ordinance #2007-37 on October 11, 2007 recommending approval of the Sunnyslope Subarea Plan with some modifications.

Attached is a copy of the plan with tracked changes showing the modifications as passed by the Council. In addition, there is:

1. Draft Zonning – School/Easy Street. The Draft Zoning and Draft Land Use maps within the plan should be modified to show the CN Zoning and the CN Overlay as suggested by this map.
2. Proposed Sunnyslope Draft Zoning Change - Industrial Change – The Draft Zoning and Draft Land Use maps within the plan should be modified to show the change of this particular property from NWBD to Industrial.
3. Page 46, Figure 5.4 – Place a red dot at the proposed Sunnyslope interchanged area and the Ohme Road-US 97A intersection
4. Appendix E should include the US 2/97 Corridor Safety Study Map.

On page 29, #10 Median Income. Would you please verify the \$68,224 number for Sunnyslope. Where does this number come from? According to the 2000 Census information from OFM there is no break out for Sunnyslope and this number is well beyond the \$37,316 median for the City of Wenatchee.

Page 58, Goal 6, Policy E. states: Retain urban reserve classifications..... Would you please add some language that clarifies the meaning of urban reserve classification?

Please accept this transmittal as the official action by the Wenatchee City Council and the recommended version for adoption by the Chelan County Commission. We respectfully request that this version of the Sunnyslope Subarea Plan be considered as a part of the Chelan County 2007 Annual Amendments submitted through the public hearing process for official adoption.

If you prefer a clean copy with the changes or an electronic copy I can certainly provide those. Should you need further information or discussion, please do not hesitate to contact me at your convenience. My direct line is 509- 664-3389 and e-mail [cbutler@cityofwenatchee.com](mailto:cbutler@cityofwenatchee.com).

Sincerely,

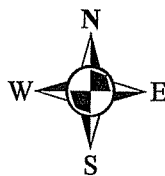
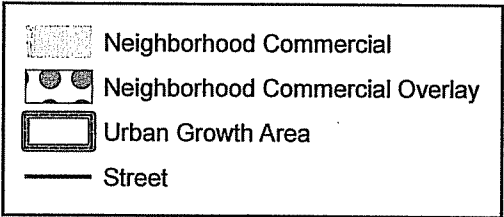
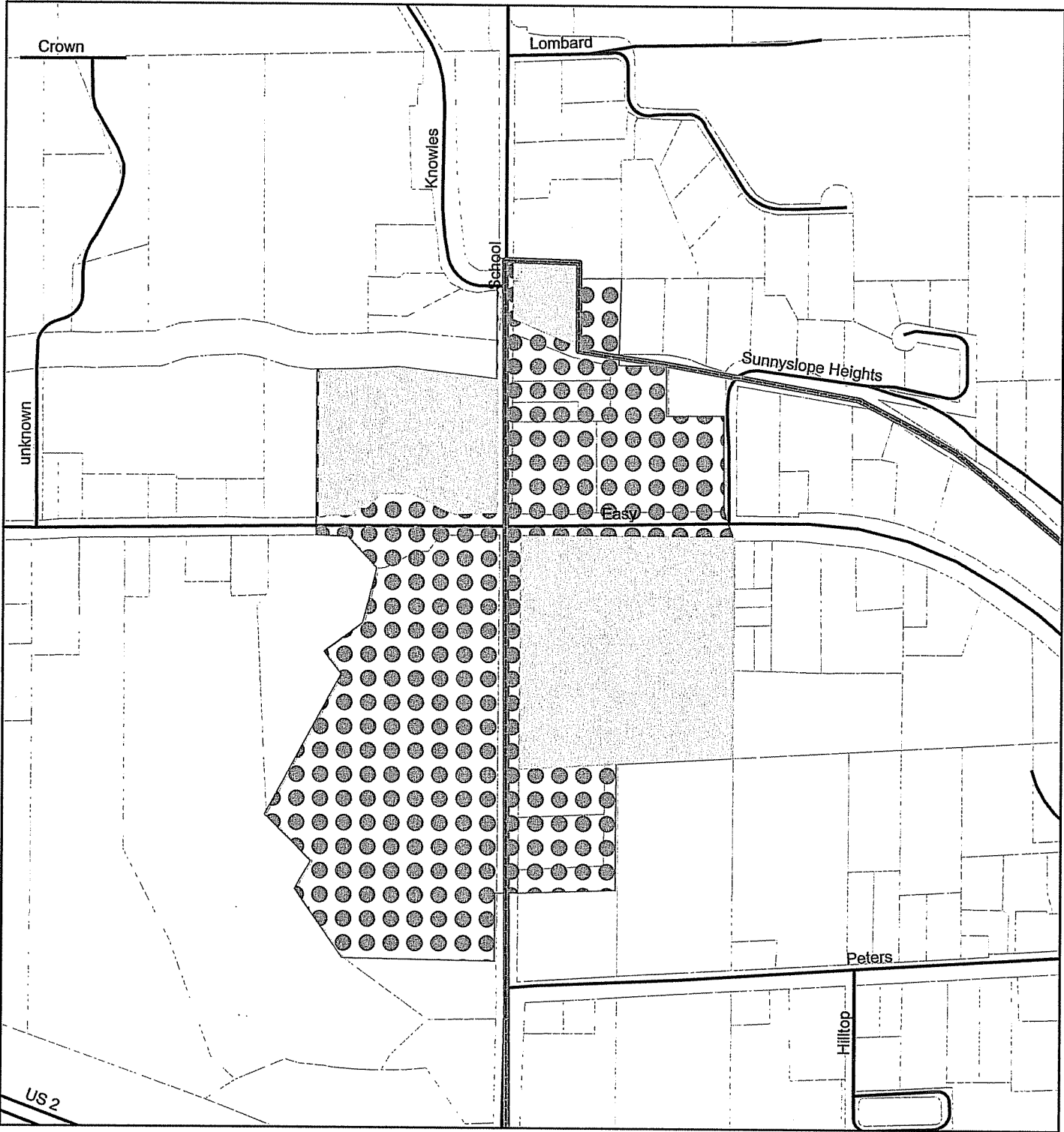
WENATCHEE DEPARTMENT OF COMMUNITY DEVELOPMENT

A handwritten signature in cursive script, appearing to read "Cyndy Butler".

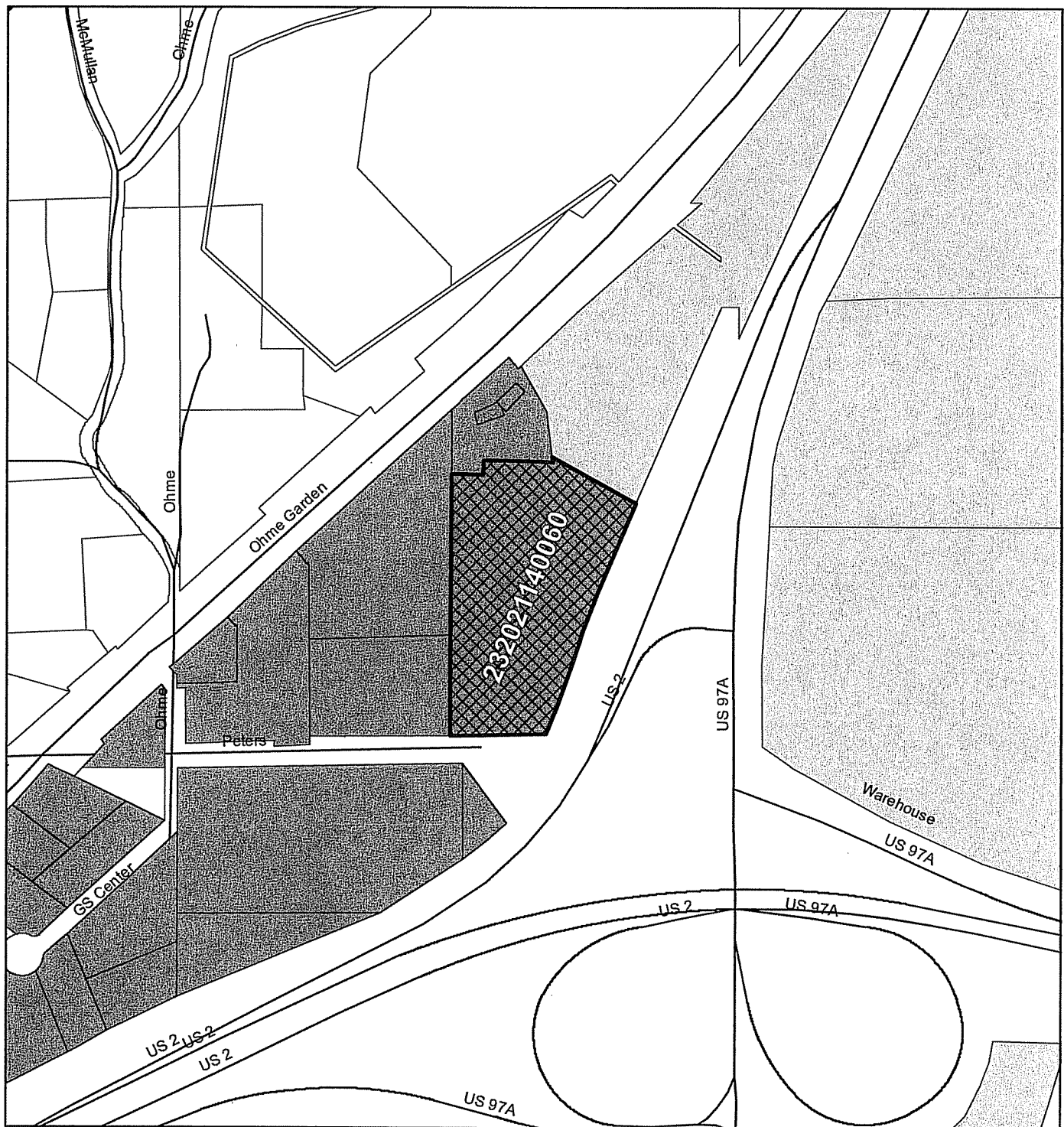
Cyndy Butler  
Assistant Director





cc: Mayor, Dennis Johnson  
Rick Smith, Director

Draft Zoning - School / Easy St.



# Proposed Sunnyslope Draft Zoning Change

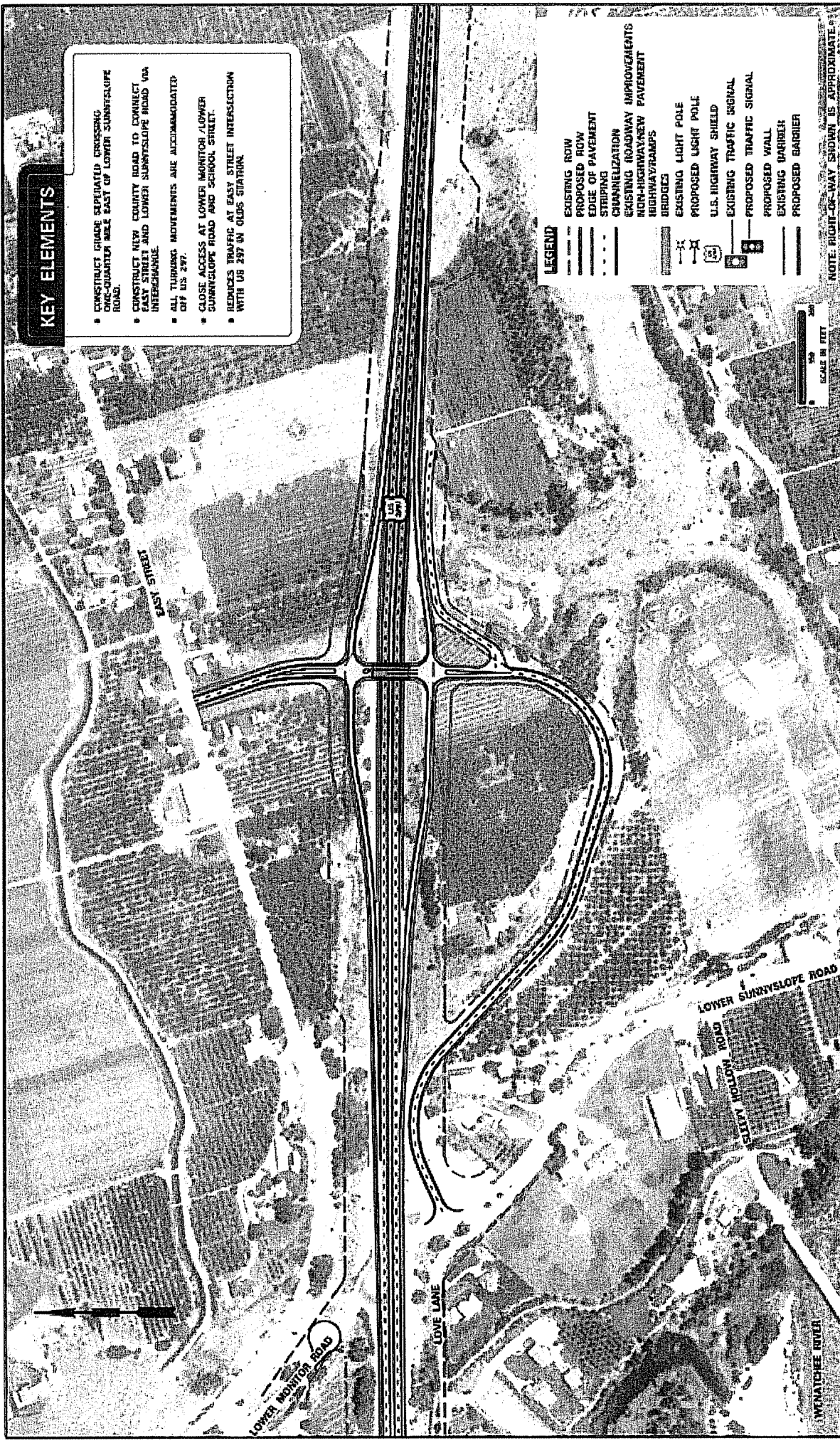


-  Proposed Change from NWBD to Industrial
-  Parcel
-  NWBD
-  Industrial

200 100 0 200 400 600 Feet



City of Wenatchee  
Community Development  
September 2007



**KEY ELEMENTS**

- CONSTRUCT GRADE SEPARATED CROSSING ONE-QUARTER MILE EAST OF LOWER SUNNYSLOPE ROAD.
- CONSTRUCT NEW COUNTY ROAD TO CONNECT EAST STREET AND LOWER SUNNYSLOPE ROAD VIA INTERCHANGE.
- ALL TURNING MOVEMENTS ARE ACCOMMODATED BY US 297.
- CLOSE ACCESS AT LOWER MONITOR / LOWER SUNNYSLOPE ROAD AND SCHOOL STREET.
- REDUCES TRAFFIC AT EAST STREET INTERSECTION WITH US 297 BY GDS STATION.

**LEGEND**

- EXISTING ROW
- PROPOSED ROW
- EDGE OF PAVEMENT
- STRIPING
- CHANNELIZATION
- EXISTING ROADWAY IMPROVEMENTS
- NON-HIGHWAY/NEW PAVEMENT
- HIGHWAY/RAMPS
- BRIDGES
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- U.S. HIGHWAY SHIELD
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- PROPOSED WALL
- EXISTING BARRIER
- PROPOSED BARRIER

NOTE: RIGHT-OF-WAY SHOWN IS APPROXIMATE.

Washington State Department of Transportation		<b>US 2 /97 CORRIDOR SAFETY STUDY</b>		SUNNYSLOPE INTERCHANGE	
DAVID R. HARRIS WASH. STATE DEPT. OF TRANSPORTATION		<b>CONCEPTUAL</b>		SUNNYSLOPE INTERCHANGE	
FILE NAME P:\US 297\0002-02\297 US 97 CORRIDOR SAFETY STUDY\0001.dwg	DATE 07/29/12 PM	DESIGNED BY ENTERED BY CHECKED BY PLN. ENGR. REGIONAL ADM.	DATE 01/04/02	REVISION	DATE BY
NATION STATE NO. 10 WASH		FED. AID PROJ. NO.		DATE BY	
CONTRACT NO.		CADD JOB NO.		DATE BY	